



BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

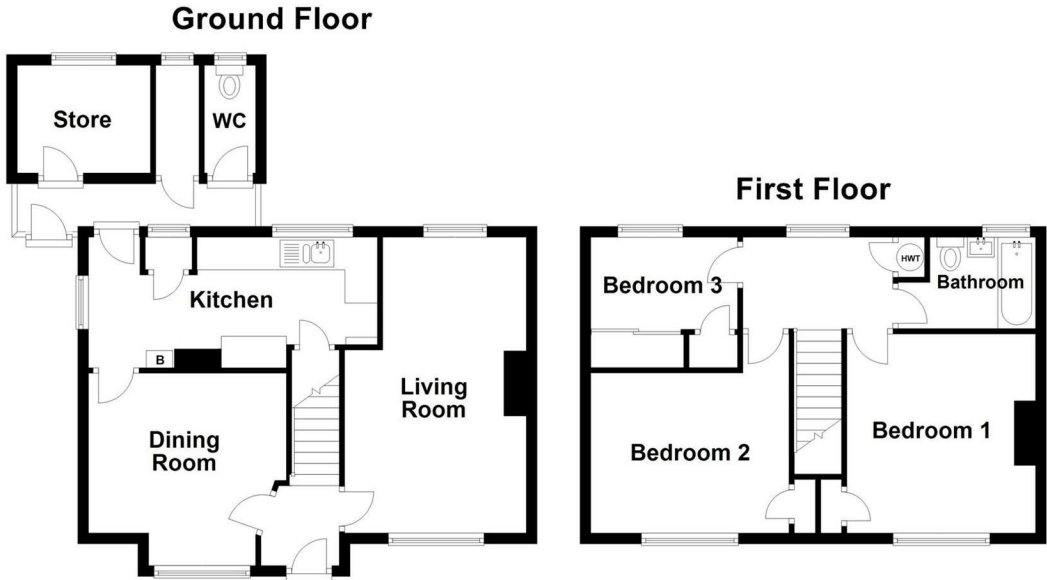
BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3600 (£3000 plus vat)

HOW TO GET THERE

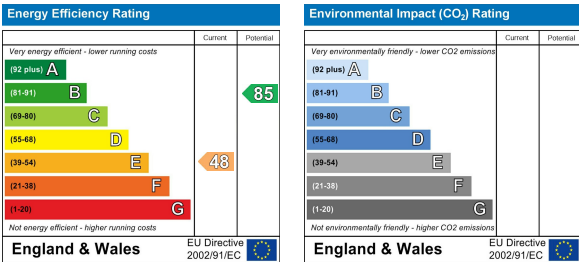
From the M1 southbound, take Junction 10 and follow signs for Luton South / Airport. Continue on the A1081, then take local roads toward Caddington via New Airport Way and London Road. Turn onto Hyde Road, then Manor Road, and finally into Heathfield Close to reach 1 Heathfield Close, LU1 4HB.

DOISA/29009SA0197



Not to scale. For illustrative purposes only

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1, Heathfield Close Caddington,
Bedfordshire, LU1 4HB



For Auction, Guide £275,000

FOR SALE BY AUCTION ON WEDNESDAY 19th NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION GUIDE PRICE: £275,000+ ** CALL FOR VIEWINGS ** Set on a generous corner plot in a quiet cul-de-sac, this well-proportioned three-bedroom end of terrace home with just over 1000 sqft of space, offers excellent potential for a substantial side extension (STPP). Located in the sought-after village of Caddington, close to local amenities, the property features two reception rooms, a 17ft kitchen, three good-sized bedrooms, and a family bathroom. Outside, there's a large front garden, private driveway, two brick-built storage sheds, an outside WC, and a beautifully mature rear garden. While the home is clean and well presented, it offers lots of scope for modernisation – ideal for a light refurbishment project, a high-yield buy-to-let investment, or a fantastic family home for an owner-occupier.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

1 Heathfield Close, Caddington, Bedfordshire, LU1 4HB

ACCOMODATION

ENTRANCE HALL

Double glazed front door, door to lounge, door to dining room, stairs to 1st floor

LOUNGE

18 x 11'1

Dual aspect room with windows to front and rear



DINING ROOM

12'1 x 11'7

Window to front, door to



KITCHEN

17'7 x 7'10

With a range of fitted units, stainless steel sink unit, space for appliances, pantry cupboard, door to rear garden.



LANDING

Access to loft, window to rear, airing cupboard, door to

BEDROOM ONE

12'1 x 11'2

Window to front



BEDROOM TWO

12'1 x 9'9

Window to front



BEDROOM THREE

9'1 x 7'10

Window to rear, integrated wardrobes with sliding doors



BATHROOM

11'2 x 6'2

Window to rear, bath, sink and WC. Part tiled walls.



OUTSIDE

FRONT GARDEN

Large front garden, mainly laid to lawn with mature shrubs and hedges.

DRIVEWAY

Block paved driveway to front with gated access and off road parking for vehicles with easy scope to add additional parking.



REAR GARDEN

Large mature garden, with patio area, lawn, trees, shrubs, fenced boundaries and side access. Side access with double glazed door.



STORAGE

Two external brick built sheds 8'1 x 6'6, 6'4 x 2'10 and outside WC 6 x 3'3.

COUNCIL TAX

Band C, Central Bedfordshire

SERVICES

No appliances or services have been tested

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

For further information on viewing call 01908 030127